



**Address:** [1109 GRACE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 9070-3-8  
**Subdivision:** CUTCHIN & WREN ADDITION  
**Neighborhood Code:** 3H050I

**Latitude:** 32.778853857  
**Longitude:** -97.307960109  
**TAD Map:** 2054-404  
**MAPSCO:** TAR-063L



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** CUTCHIN & WREN ADDITION  
Block 3 Lot 8

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1912

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00685402

**Site Name:** CUTCHIN & WREN ADDITION-3-8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 924

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,550

**Land Acres<sup>\*</sup>:** 0.1503

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SYVIENGCHANH HIENG

**Primary Owner Address:**

1109 GRACE AVE  
FORT WORTH, TX 76111

**Deed Date:** 5/8/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223079008](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SYVIENGCHANH CALVIN;SYVIENGCHANH MELANIE	11/22/1994	00118060001637	0011806	0001637
COOPER R D	12/31/1900	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$153,239	\$32,750	\$185,989	\$185,989
2024	\$153,239	\$32,750	\$185,989	\$185,989
2023	\$137,700	\$32,750	\$170,450	\$170,450
2022	\$123,796	\$22,925	\$146,721	\$146,721
2021	\$130,075	\$10,000	\$140,075	\$140,075
2020	\$115,108	\$10,000	\$125,108	\$125,108

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.